

North Warnborough, Hampshire  
Four Bedroom Home





# Old Post Office, The Street, North Warnborough, Hook, Hampshire, RG29 1BG

## The Property

This charming, well presented four-bedroom character property sits in the heart of the desirable village of North Warnborough. The Old Post Office has been sympathetically updated and extended by the current owners whilst retaining many of its period features including exposed beams and brickwork, sash windows and fireplaces.

Benefits to the property include; four bedrooms, two bathrooms, kitchen/breakfast/family room, three reception rooms, utility room and externally; garden, driveway parking and garage.

## Ground Floor

You are welcomed into the spacious hallway which leads through to the recently extended, fitted kitchen/breakfast/family room, with integrated appliances, breakfast bar and double doors out to the pretty, enclosed rear garden.

There is an elegant living room with feature wood burning stove and separate dining room with open fireplace which leads to a further reception

room, currently being used as a snug/family room. There is also a separate utility room and downstairs cloakroom.

## First Floor

On the first floor the main bedroom benefits from an en-suite shower room and sizeable built-in-wardrobe. There are a further three good-sized bedrooms one of which has a built-in-wardrobe and a fitted family bathroom with separate shower.

## Outside

The Old Post Office stands within an attractive landscaped garden providing a beautiful setting with central lawn, raised borders and well-established shrubs. There is a patio/seating area, with brick built BBQ, ideal for entertaining and alfresco dining.

A shared driveway provides access to a private parking area and front garden along with a single garage with access into the rear garden.

## Location

The village of North Warnborough has a very strong and active community and sits between the villages of Greywell, Upton Grey and Odiham.

The property is situated on the edge of a conversation area and within close proximity of Basingstoke canal, the ford and King John's castle.

It has good transport links including the M3 jct5 a short drive away, along with Hook and Winchfield stations providing direct train lines to Waterloo.

The Village of Odiham, within 1 mile of the property, offers a full range of everyday amenities and shops including doctors' surgery, dentists, Post Office and independent retailers and eateries.

Local independent and state schools such as Mayhill, Buryfields and Robert Mays are well regarded.

Tax band is F and local council is Hart District













































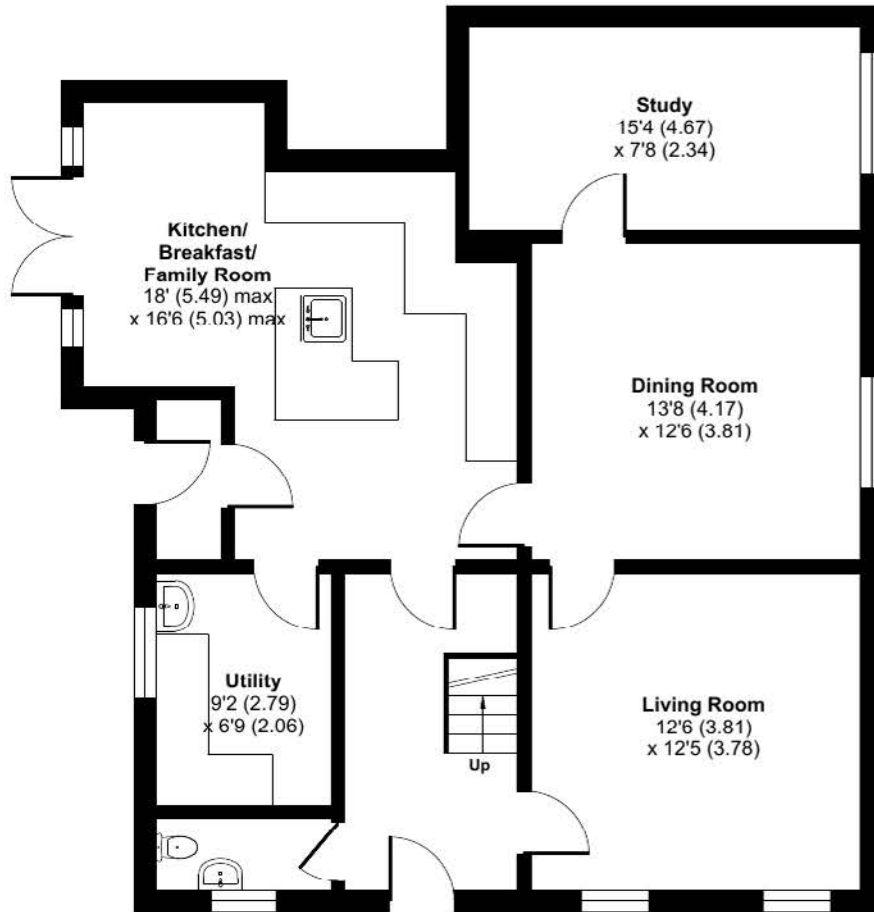




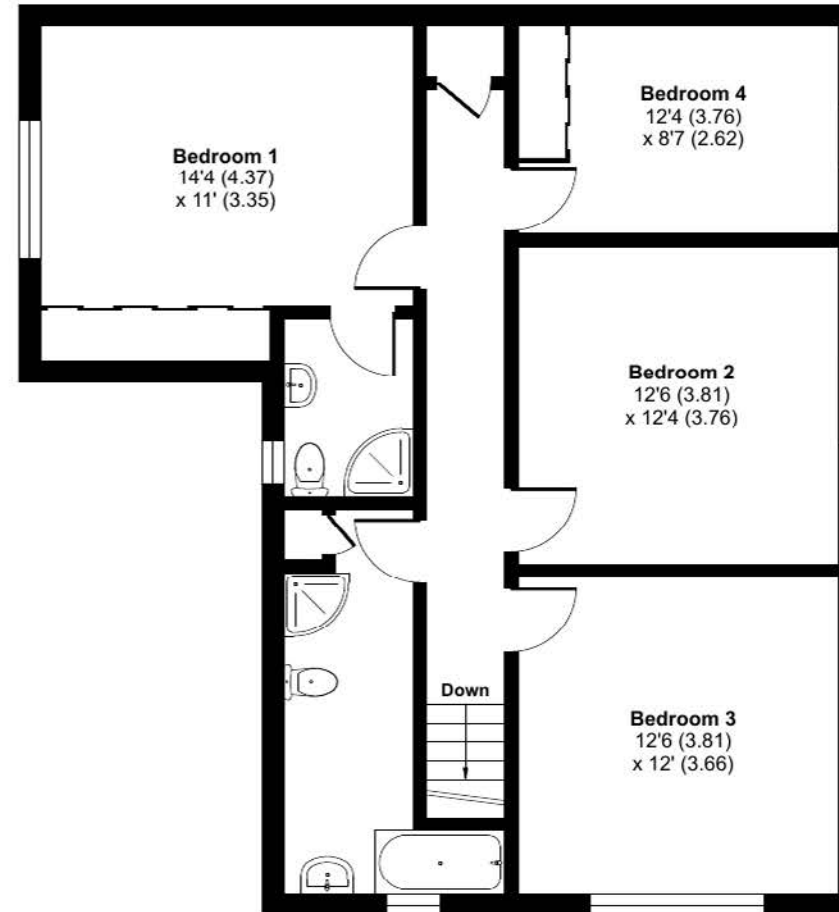
# The Street, North Warnborough, Hook, RG29

Approximate Area = 1883 sq ft / 174.9 sq m (includes garage)

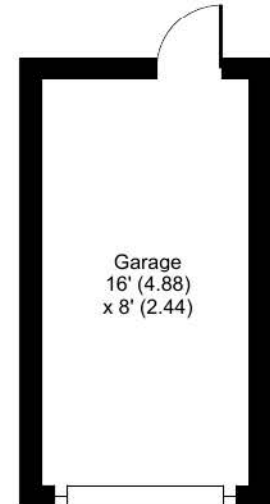
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**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for McCarthy Holden. REF: 906652



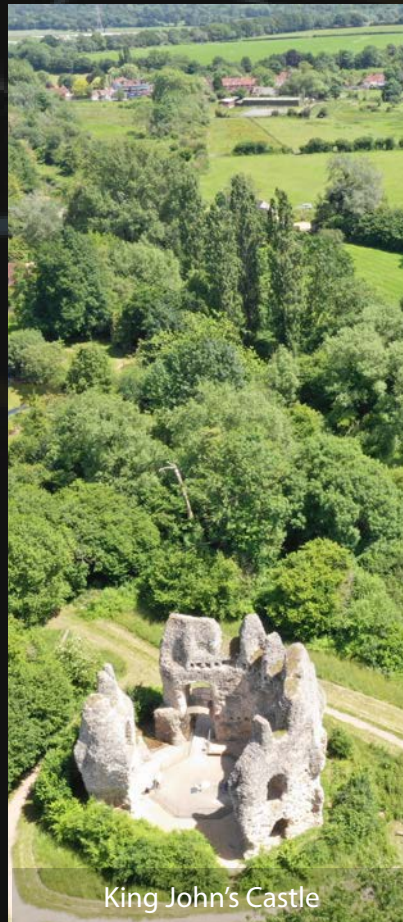
# Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 1 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



Basingstoke Canal



## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG29 1BG. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. .

### Viewing

Telephone sole agents  
McCarthy Holden: 01256 704851

### Services

Mains electricity, and mains drainage.  
Gas fired central heating.

EPC - 68 (D)

### Local Authority

Hart District Council  
01252 622122  
Band F

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)